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Type of Instrument: ORDER OF ATTACHMENT
Recorded: 8/2[illegible]/2018
Index Number: 18 04340 Sequence Number: 311339
Plaintiff(s) :

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ZINKHEYN, SVETLANA

Defendant(s) :

KORETS, LEONARD

Attorney(s) :

TAX MAP NO:
0400-133.00-01.00-008.001

Liber Page(s):

THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

Judith A. Pascale
County Clerk, Suffolk County

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FILED
AUG - 9 2018
COUNTY CLERK
QUEENS COUNTY

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HON. THOMAS D. RAFFAELE

At an IAS Part 12 of the Supreme Court of the State of New York, held in and for the County of Queens located at 88-11 Sutphin Boulevard, Jamaica, New York this day of August, 2018.

PRESENT: HON. DENIS J. BUTLER
Justice, Supreme Court

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----------X

SVETLANA ZINSHTEYN,

Plaintiff,

- against -

LEONID KORETSKY,

Defendant.

----------X

Index No. 708606/2018

ORDER OF ATTACHMENT &
ORDER TO SHOW CAUSE

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Suffolk County
18-04340

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8-13-18

REAL PROPERTY TAX SERVICE AGENCY SUFFOLK COUNTY

$200
0400
133.00
01.00
008.001

UPON reading and filing the annexed Affirmation of Jordan K. Merson, Esq., affirmed August 7, 2018, the affidavit of Plaintiff Svetlana Zinshteyn, sworn to July 16, 2018, the Summons and Complaint, the exhibits annexed hereto, and upon all of the prior pleadings and proceedings heretofore had herein,

LET Defendant or his counsel, show cause before this Court at an IAS Part 12 – Room 42 thereof, to be held at the Courthouse located at 88-11 Sutphin Boulevard, Jamaica, New York 11435, on SEPTEMBER 4, 2018, at 9:30 o'clock in the forenoon, or as soon thereafter as counsel may be heard, why an Order should not be granted:

FILED: QUEENS COUNTY CLERK 08/09/2018 03:57 PM INDEX NO. 708606/2018
NYSCEF DOC. NO. 41 RECEIVED NYSCEF: 08/09/2018

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a) pursuant to CPLR 6201(3), granting an Order of Attachment against the following interests in real property belonging to Defendant [illegible] based upon the fact that Defendant, with intent to frustrate the enforcement of a judgment which may be entered in Plaintiff's favor, is about to assign, transfer or otherwise dispose of his property interests:

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i) 108-06 Jamaica Avenue, Richmond Hill, New York (Queens County Block 9298 Lot 74);

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ii) 108-08 Jamaica Avenue, Richmond Hill, New York (Queens County Block 9298 Lot 75); and

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iii) 17 Marlboro Drive, Huntington, New York (Suffolk County Tax Map ID#0400-133-00-01-00-008-001).

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b) pursuant to CPLR 6301, enjoining and restraining Defendant from selling, mortgaging, pledging, transferring, or otherwise disposing of his interests in the following real property based upon the fact that Defendant is about to assign, transfer or otherwise dispose of his property interests therein, which would render the prospective judgment in this action ineffectual;

i) 108-06 Jamaica Avenue, Richmond Hill, New York (Queens County Block 9298 Lot 74);

ii) 108-08 Jamaica Avenue, Richmond Hill, New York (Queens County Block 9298 Lot 75);

iii) 17 Marlboro Drive, Huntington, New York (Suffolk County Tax Map ID#0400-133-00-01-00-008-001); and

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iv) Condominium Unit No. 83-J in the Venetian Park Condominium I, 2410 Northeast 9th Street, Hallandale, Florida.

c) granting such other and further relief as this Court deems just and proper.

PENDING the hearing of this Order to Show Cause, Defendant Leonard Korets, individually and any of his agents or attorneys in fact or at law, and Korets Dream Homes LLC, including its members, managers, officers, agents and attorneys, are hereby enjoined and restrained from selling, mortgaging, pledging, transferring or otherwise disposing of Defendants' interests in the following real property:

a) 108-06 Jamaica Avenue, Richmond Hill, New York (Queens County Block 9298 Lot 74);

b) 108-08 Jamaica Avenue, Richmond Hill, New York (Queens County Block 9298 Lot 75);

c) 17 Marlboro Drive, Huntington, New York (Suffolk County Tax Map ID#0400-133-00-01-00-008-001); and

d) Condominium Unit No. 83-J in the Venetian Park Condominium I, 2410 Northeast 9th Street, Hallandale, Florida.

FURTHER, pursuant to CPLR 6211, this Order of Attachment is hereby granted in favor of Plaintiff as against Defendant with the amount of $5,000,000.00 or by further order of this court secured hereby, including any interest, costs and Sheriff's fees and expenses; and

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FURTHER, pursuant to CPLR 6212, Plaintiff shall post with this Court within ten days hereof an undertaking in the amount of $2,500.00, which $2,000.00 is conditioned for Plaintiff shall pay to Defendant all costs and damages, including reasonable attorney's fees, which may be sustained by reason of the attachment if Defendant recovers judgment or if it is finally decided that Plaintiff was not entitled to an attachment of Defendant's property, and the balance is conditioned that Plaintiff shall pay to the Sheriff all of his allowable fees.

FURTHER, pursuant to CPLR 6216, the Sheriff of the county in which the following parcels of real property is located shall levy upon Defendant's interest therein by filing with the clerk of the county in which the property is located the Notice of Attachment in the form annexed hereto:

i) 108-06 Jamaica Avenue, Richmond Hill, New York (Queens County Block 9298 Lot 74);

ii) 108-08 Jamaica Avenue, Richmond Hill, New York (Queens County Block 9298 Lot 75); and

iii) 17 Marlboro Drive, Huntington, New York (Suffolk County Tax Map ID#0400-133-00-01-00-008-001).

FURTHER, pursuant to CPLR 6216, the clerk of the county in which the real property is located shall record and index the Notice of Attachment in the

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of an action; and

SUFFICIENT reason appearing therefor, let personal service of a copy of this Order to Show Cause and all of the papers upon which it is granted including Summons and Complaint, upon Defendant Leonard Korets, Korets Dream Homes LLC and Luba Korets, on or before August 14, 2018, be deemed sufficient.

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ENTER:

8/4/18

J.S.C.

HON THOMAS D RAFFAELE

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AUG - 9 2018

COUNTY CLERK
QUEENS COUNTY

FILED

2018 AUG 29 AM 10:03 SUFFOLK CO. SHERIFF
ENFORCEMENT BUREAU

JUDITH A. PASCALE
SUFFOLK COUNTY CLERK 2018 AUG 14 P 9:37

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1060.

4-19-88

3

District
0400
Section
133.00
Block
01.00
Lot
008001

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Printed N.Y.B.T.U. Form 8011 — Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single sheet)

COUNSEL: YOUR LAWYER SHOULD EXAMINE THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

10585 0346

35471

THIS INDENTURE, made the 31st day of March, nineteen hundred and eighty-eight,

BETWEEN

CARL JOHN DeNICOLA, residing at 30 Crescent Beach Drive, Huntington, New York,

party of the first part, and

LEONARD KORETS and LUBA KORETS, his wife, both residing at 248-29 - 88th Drive, Bellerose, New York,

35471

party of the second part,

RECEIVED
$ 1060.00
REAL ESTATE
TRANSFER TAX

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Huntington, County of Suffolk and State of New York, known and designated as Lot Nos. 63 to 66 inclusive and part of Lot No. 62, on a certain map entitled, "Amended Map of Cold Spring Harbor Heights" and filed in the Office of the Clerk of the County of Suffolk on April 15, 1924 as Map No. 795, said lots and part of lot more particularly bounded and described as follows: BEGINNING at a point on the northerly side of Marlboro Drive, distant 192 feet westerly, as measured along the same, from the corner formed by the intersection of the westerly side of Harby Drive (Street) with the northerly side of Marlboro Drive; running thence along the northerly side of Marlboro Drive, North 82 degrees 25 minutes 40 seconds west 88 feet to the division line between Lots 66 and 67 on the above mentioned map; thence along said division line North 7 degrees 34 minutes 20 seconds east 100 feet to the southerly side of land now or formerly of W. White Estate; thence along said land, South 82 degrees 25 minutes 40 seconds east 88 feet; and thence thru Lot 62 on the aforesaid map, South 7 degrees 34 minutes 20 seconds west 100 feet to the northerly side of Marlboro Drive, at the point or place of beginning.

SUBJECT to Agreement recorded in Liber 10193 page 453.

BEING the same premises conveyed to the party of the first part by deed dated February 25, 1980 and recorded February 27, 1980 in Liber 8784 page 301.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

1060

17 cc

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Carl John DeNicola

Carl John DeNicola

PREMISES DESCRIBED HEREIN ARE NOT ENCUMBERED BY A MORTGAGE

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10585 K347

STATE OF NEW YORK, COUNTY OF Suffolk ss:

On the 31st day of March 19 88, before me personally came

Carl John DeNicola

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Notary Public

HERBERT L. HARO
NOTARY PUBLIC, State of New York
No. 52-1513380 - Suffolk County
Term Expires October 31, 1988

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

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Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. 385-5-0894

DIST-0100
SECTION 153
BLOCK 01
LOT 007-004
COUNTY OR TOWN SUFFOLK

Carl John DeNicola

TO

Leonard Koreta and wife

Recorded At Request of

STAR ABSTRACT CORP.
666 WILLIS AVENUE, ALBERTSON, N.Y. 11507
(718) 217-1388 • (516) 294-4000

RETURN BY MAIL TO:

Marvin N. Doblin, Esq.
986 Willis Avenue
Albertson, NY 11507

By Mail

RECORDED
Apr 20 10 20 AM '88
ALICIA A. KINCELLA
CLERK OF
SUFFOLK COUNTY

3009

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2018 AUG 29 AM 10: 03

JUDITH A. PASCALE
SUFFOLK COUNTY CLERK